



City of Dublin

**Office of the City Manager**

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# Memo

**To:** Members of Dublin City Council

**From:** Marsha I. Grigsby, City Manager 

**Date:** March 20, 2014

**Initiated By:** Sara Ott, Sr. Project Manager

**Re:** Ordinance 14-14 - Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire 0.052 Acres, More or Less, Temporary Easement from Jack M. Mckitrick and Sue E. Mckitrick

## Background

The City of Dublin ("City") is preparing to construct a shared use path on the western side of Dublin Road between Rings Road and Waterford Drive (the "Project"). The City must obtain property interests from various landowners located within the City in order to construct this project. The City presented offers based upon a calculated value to each of these landowners.

The City must obtain property interests for the construction of the Project from Jack M. McKitrick and Sue E. McKitrick (the "Grantor"). After engaging in amicable negotiations, the City has come to an agreement with the Grantor to acquire these necessary property interests pursuant to the terms outlined in this memorandum.

## Acquisition

The City will be acquiring from the Grantor only those property interests necessary for the construction of the Project as depicted in the legal descriptions and maps attached to this memorandum. The City will be acquiring these property interests for their estimated value. The acquisition is detailed below:

Property Interest Acquiring	Description	Estimated Value
Temporary Construction and Grading Easement	0.052 Acres	\$600.00
Total		\$ 600.00

## Estimation Calculations

The process used to estimate the value of the temporary easement area is very similar to that used in the appraisals commissioned by the City for permanent easements.

A square foot land value is established for the lot based upon comparable properties identified in appraisals commissioned for permanent easements in the same project.

The square footage land value is then multiplied by the square footage of area disturbed by the project. This value is multiplied by 10%, in recognition of the temporary nature of the easement's

purpose. Finally, if any planting beds or trees are removed, a value is calculated for these elements and added to the land value.

**Recommendation**

Ordinance 14-14 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interests described above.

Staff recommends approval of Ordinance 14-14 at the second reading/public hearing on April 14 as obtaining the property interests is necessary for the furtherance of this project.

# RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 14-14

Passed \_\_\_\_\_, 20\_\_\_\_

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO  
EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE  
0.052 ACRES, MORE OR LESS, TEMPORARY EASEMENT  
FROM JACK M. MCKITRICK AND SUE E. MCKITRICK**

**WHEREAS**, the City of Dublin (the "City") is preparing to construct a multi-use path along Dublin Road (the "Project"); and

**WHEREAS**, said project requires that the City obtain certain property interest within Franklin County Parcel No. 270-000400 owned by Jack M. McKitrick and Sue E. McKitrick (the "Grantors"), said property interest more fully described in the Exhibit labeled "A" and depicted in the Exhibit labeled "B," all attached hereto; and

**WHEREAS**, the City and the Grantors participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of Six Hundred Dollars (\$600.00); and

**WHEREAS**, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantors.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring that:

**Section 1.** The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 0.052 acres, more or less, temporary easement for two (2) years, commencing on the date construction begins, from Jack M. McKitrick and Sue E. McKitrick, for the sum of Six Hundred Dollars (\$600.00), said property interest located within Franklin County Parcel No. 270-000400, and as more fully described and depicted in the attached Exhibits "A" and "B."

**Section 2.** This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor – Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk of Council

**EXHIBIT A**

CIP 1 of 1  
PARCEL 08-009  
PROJECT 24-T  
Version Date DUBLIN MUP 05/18/12

**PARCEL 24-T  
DUBLIN ROAD SOUTH MULTI-USE PATH  
TEMPORARY EASEMENT  
TO PERFORM MINOR GRADING and RECONSTRUCT A DRIVE**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 4 LEPPERT SUBDIVISION as recorded in Plat Book 27, Page 13, as conveyed to Jack M. and Sue E. McKittrick, by deed of record in Official Record 4705 G14, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning** at the southeast corner of said Lot 4 in the existing westerly right-of-way line of Dublin Road, being 40.00 feet left of centerline station 147+69.39;

Thence North 87 deg. 35 min. 25 sec. West, a distance of 12.02 feet along the southerly line of said Lot 4 to a point being 52.00 feet left of centerline station 147+68.76;

Thence North 05 deg. 26 min. 35 sec. East, a distance of 126.24 feet across said Lot 4 to a point being 52.00 feet left of centerline station 148+95.00;

Thence North 84 deg. 33 min. 25 sec. West, a distance of 13.00 feet across said Lot 4 to a point being 65.00 feet left of centerline station 148+95.00;

Thence North 05 deg. 26 min. 35 sec. East, a distance of 30.07 feet across said Lot 4 to a point in the northerly line of said Lot 4, being 65.00 feet left of centerline station 149+25.07;

Thence South 87 deg. 35 min. 25 sec. East, a distance of 25.04 feet, along the northerly line of said Lot 4, to the northeast corner of said Lot 4 in the existing westerly right-of-way line of Dublin Road, being 40.00 feet left of centerline station 149+26.39;

Thence South 05 deg. 26 min. 35 sec. West, a distance of 157.00 feet, along the northerly line of said Lot 4, and along the existing westerly right-of-way line of Dublin Road to the **Point of Beginning**, containing 0.052 acres, more or less.

Of the above described area, 0.052 acres are contained within Franklin County Auditor's Parcel 270-000400.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Official Record 4705 G14, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

*Steven E. Rader* 5/22/12  
Registered Surveyor No. 7191 Date

EXHIBIT B



LOT 3

THOMAS A. McDOWELL &  
ALLEN E. McDOWELL, TRUSTEE  
270-000399

0.052 ACRES  
(\*\* 0.018 ACRES)

EX. R/W

## Starters

ntec *Steven E. Rahn*  
Registered Surveyor #7191

5/22/12  
Date